

ORDINANCE C-88-00

AN ORDINANCE APPROVE A C-2 ZONING CLASSIFICATION FOR A
17.55± ACRE PARCEL LOCATED SOUTH OF S.R. 665 AND WEST OF
HOOVER ROAD UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the C-2 Zoning Classification request on October 10, 2000; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises shall be given a zoning classification of C-2 - Retail Commercial, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being 17.55 acre tract out of the original Kenneth A. Snyder 46.244 acre tract, *Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

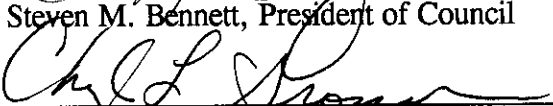
Passed: 12-18-00

Effective: 1-17-01

Attest:

I Certify that this ordinance
is correct as to form.


Steven M. Bennett, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas Clark, Director of Law

17.55 ACRE TRACT

C-88-00
Exhibit "A"

Being a 17.55 acre tract out of the original Kenneth A. Snyder 46.244 acre tract of record in Deed Book 3642, page 352 of the Franklin County, Ohio Recorders records and being in VMS 6115, Jackson Township, Franklin County, Ohio and being more particularly described as follows:

Beginning, for reference, at found Franklin County Monument 5548 marking an angle point in the centerline of Hoover Road (60' R/W):

thence North 87° 41' 47" West 374.96 feet, in the northerly line of the Ralph F. Bausch 50.63 acre tract of record in Deed Book 1980, page 617 of the Recorders records, to a 0.75 inch iron pipe found marking the southeasterly corner of the original 46.244 acre tract and being the PLACE OF BEGINNING of the 17.55 acre tract herein described;

thence, continuing, North 87° 41' 47" West 845.54 feet, in the northerly line of the 50.63 acre tract and in the southerly line of the original 46.244 acre tract, to a stone found marking the southwesterly corner of the 46.244 acre tract;

thence North 1° 40' 38" East 855.41 feet, in the westerly line of the 46.244 acre tract and in the easterly line of the Donald J. Rings, Tr. 75.5013 acre tract of record in O.R. 1706, page D18 of the Recorders records, to an iron pin set;

thence North 89° 48' 09" East 421.53 feet, in a new line across the 46.244 acre tract, to a 0.75 inch iron pipe found in a stream and marking the southwesterly corner of the Concord Cemetery Association 15.854 acre tract of record in Official Record 4092, page C02 of said Recorders records;

thence North 84° 06' 01" East 414.65 feet, in a southerly line of the 15.854 acre tract, to the northwesterly corner of the Robert E. Wells 2.237 acre tract being as shown on survey 1782-64-194 on file in the Franklin County Engineers office;

thence South 0° 34' 48" West 173.34 feet, passing a 0.5 inch iron pipe found at the top of a bank at 12.42 feet and in the westerly line of the 2.237 acre tract, to a 0.75 inch iron pipe found marking the southwesterly corner of the 2.237 acre tract;

thence South 87° 42' 18" East 372.47 feet, passing in 0.5 inch iron pipe found at 344.62 feet, to the centerline of Hoover Road;

thence South 0° 44' 50" West 60.03 feet, in the centerline of Hoover Road, to the northeasterly corner of the John H. Jr. and Kathleen R. Ball 0.861 acre tract being as shown on said survey 1782-64-194;

thence North 87° 43' 59" West 372.91 feet, passing a 0.5 inch rebar found at 28.09 feet, in the northerly line of the 0.861 acre tract, to a 0.5 inch rebar found;

thence South 0° 54' 54" West 699.79 feet, in an easterly line of the 46.244 acre tract and in the westerly line of a row of 100 feet wide 0.861 acre tracts being as shown on said survey 1782-64-194, to the PLACE OF BEGINNING containing 17.55 acres, more or less.

Basis of bearings is the westerly line of the Concord Cemetery Association 15.854 acre tract being South 2° 00' 20" West of record in Official Record 4092, page C02 of said Recorders records. Iron pins set are 5/8 inch by 30 inch reinforcing rod with identification cap stamped "ELSWICK RS 6395". This description is based on the results of a field survey in July, 2000.

ROSEMARY C.
MCDONALD
8/17/77
1.3 ADRES
DB 3807, PC 832

HOOVER ROAD
171.29' fcs
60' R/W

